Chapter 8. Commercial & Mixed Use Land Use Groups

8.1. General Purpose of Commercial and Mixed Use Land Use Group

The purposes of the commercial and mixed-use districts are to:

1. Provide for the orderly, well-planned, and market relative growth of commercial and mixed-use areas.
2. Plan for and allow commercial development to expand the variety of goods and services to meet the needs of PPGN residents and neighboring areas.
3. Allow mixed-use development to promote less reliance on automobiles for mobility and result in a reduction in vehicle miles traveled.
4. Establish development standards that improve the visual quality of commercial and mixed-use development and create a unified, distinctive, and attractive character along community streets.
5. Contribute to the pedestrian environment with standards that promote ground-floor visibility, orientation of buildings to the street, shaded connectivity, opportunities for community interaction, and pedestrian access across parking lots and between commercial centers and adjacent land uses.
6. Provide standards that create natural, seamless transitions between uses without creating barriers and encourage connectivity.
7. Encourage environmentally sensitive architectural and landscape features, and the use of non-pervious materials to mitigate air and storm water pollution, to provide shade to reduce the effects of the urban heat island, and to consider solar orientation to take full advantage of sun angles and reduce potential energy consumption.
8. Encourage sustainable development practices that further the goals of the Mesa Gateway Strategic Plan.

8.2. Specific Purposes of Each Commercial and Mixed-Use LUG.

8.2(a) Community Commercial ("CC").

The purpose of the CC LUG is to provide PPGN residents and neighboring areas with locally-oriented retail, service and employment uses. Typical uses include, but are not limited to retail stores, grocery-store-anchored shopping centers, large-format store anchored tenant shopping centers with additional drug stores, fast-food restaurants, hardware and building supply stores, gas stations with convenience stores, restaurants and cafes. Other compatible uses include medical and professional offices, personal services, entertainment, as well as public and semi-public uses.


Pier 1 Imports


Fine Foods


Bakhaus

8.2(b) Community Mixed-Use ("CMU").

The purpose of the CMU LUG is to provide areas for a mix of uses including employment centers, retail and service commercial uses, medical and professional offices, and residential uses at densities of 15 to 40 units per acre.

8.3. Commercial and Mixed Use Permitted Uses.

The land use regulations for each Residential Land Use Group are established by letter designations as follows:

1. **"P"** designates a permitted use.
2. **"SUP"** designates a use permitted on approval of a Special Use Permit.
3. **"CUP"** designates a use permitted on approval of a Council Use Permit.
4. **"AUP"** designates a use permitted on approval of an Administrative Use Permit.
5. **"CP"** designates use classifications that are conditionally permitted subject to compliance with additional requirements outlined in Chapter 10.
6. **"TUP"** designates a use permitted on approval of a Temporary Use Permit.
7. **("--")** designates a prohibited use.

Land use classifications not listed are prohibited unless a interpretation is made by the City of Mesa Zoning Administrator determining that the proposed use is analogous to a permitted use. The "Additional Use Regulations" column includes specific limitations applicable to the land use classification or refers to regulations located elsewhere in the PPGN Community Plan.

Commercial and Mixed-Use Land Use Groups			
Proposed Use	**CC**	**CMU**	**Additional Use Regulations**
Residential Use Classifications			
Single Residence -Attached	CUP	CUP	Utilize CMR development standards within the CC LUG, and CMR-U development standards in the CMU LUG.
Multiple Residence	P	P	Utilize CMR development standards within the CC LUG, and CMR-U development standards in the CMU LUG.

Commercial and Mixed-Use Land Use Groups			
Proposed Use	**CC**	**CMU**	**Additional Use Regulations**
Assisted Living	SUP	--	
Home Occupations	CP	CP	See Chapter 9, Home Occupations
Public and Semi-Public Use Classifications			
Clubs and Lodges	P	P	
Colleges and Trade Schools, Public or Private			
• Colleges and Universities	P	P	
• Commercial Trade Schools	P	P	
• Industrial Trade Schools	--	--	
Community Center	P	P	
Community Gardens	CP	CP	See Chapter 9, Community Gardens
Cultural Institutions	P	P	
Day Care Centers	P	P	
Government Offices	P	P	
Hospitals and Clinics			
• Clinics	CP	CP	See Chapter 9, Hospitals and Clinics
• Hospitals	CP	--	
• Nursing and Convalescent Homes	P	--	
Parks and Recreation Facilities, Public	P	P	
Places of Worship	CP	CP	See Chapter 9, Places of Worship
Public Safety Facilities	P	P	
Schools, Public or Private	CUP	CUP	See Chapter 9, Schools

Commercial and Mixed-Use Land Use Groups			
Proposed Use	**CC**	**CMU**	**Additional Use Regulations**
Commercial Use Classifications			
Animal Sales and Services			
• Small Animal Day Care	SUP	SUP	
• Kennels	SUP	--	
• Pet Stores	P	SUP	
• Veterinary Services	P	P	
Artists' Studios	P	P	
Automobile/Vehicle Sales and Services			
• Accessory Automobile Rentals	SUP	SUP	
• Automobile Rentals	SUP	--	Not allowed in DU1, DU2, and DU4. See Chapter 9, Automobile Rentals; Automobile/ Vehicle Sales and Leasing
• Automobile/Vehicle Sales and Leasing	CP	--	
• Automobile/Vehicle Service and Repair Minor	CP	--	Not allowed in DU1. See Chapter 9, Automobile/ Vehicle Repair; Minor
• Automobile/Vehicle Washing	SUP	--	Not allowed in DU1. See Chapter 9, Automobile/ Vehicle Washing
• Automobile Service Station	SUP	--	See Chapter 9, Automobile Service Stations

Commercial and Mixed-Use Land Use Groups			
Proposed Use	**CC**	**CMU**	**Additional Use Regulations**
Banks and Financial Institutions	P	P	
• With Drive-Thru Facilities	P	SUP	
Banquet and Conference Center	P	P	
Building Materials and Services	P	--	
Business Services	P	P	
Commercial Entertainment	P	P	
Commercial Recreation			
• Small-Scale	P	SUP	
• Large-Scale	--	--	
Eating and Drinking Establishments			
• Bars/Clubs/Lounges	P	P	
• Coffee Shops/Cafes	P	P	
• Restaurants, Bar and Grill	P	P	
• Restaurants, Full Service	P	P	
• Restaurants, Limited Service	P	P	
• Restaurants With Drive-Thru Facilities	P	SUP	
• Restaurants With Outdoor Seating Areas	AUP	AUP	See Chapter 9, Outdoor Eating Areas
• Restaurants With Off-track Betting	P	P	Accessory only to Restaurants, Clubs, and Bars
• Restaurants With Live Entertainment	P	P	
Food and Beverage Sales			
• Convenience Market	CP	CP	See Chapter 9, Convenience Markets
• Convenience Market with Accessory Fuel Sales	SUP	--	

Commercial and Mixed-Use Land Use Groups			
Proposed Use	**CC**	**CMU**	**Additional Use Regulations**
• General Market	P	P	
Funeral Parlors and Mortuaries	P	P	
Hotels and Motels	P	P	
Light Fleet-Based Services	--	--	
Live-Work Unit	CP	CP	See Chapter 9, Live Work Units
Maintenance and Repair Services	P	--	
Offices			
• Business and Professional	P	P	
• Medical and Dental	P	P	
Parking, Commercial	P	CUP	
Personal Services	P	P	
Plant Nurseries and Garden Centers, Retail Only	P	SUP	Not allowed in DU1, DU2 and DU4.
Retail Sales			
• General	P	P	
• Large Format	CP	CUP	See Chapter 9, Large Format Retail
Employment Use Classifications			
Handicraft/Custom Manufacturing	P	--	All activities must take place within an enclosed building
Light Assembly/Cabinetry	P	--	Not allowed in DU1. All activities must take place within an enclosed building

Commercial and Mixed-Use Land Use Groups			
Proposed Use	**CC**	**CMU**	**Additional Use Regulations**
Research and Development	P	--	Not allowed in DU1, DU2, and DU4. All activities must take place within an enclosed building
Recycling Facilities			
Reverse Vending Machine	P	P	
Small Indoor Collection Facility	P	SUP	All activities must take place within an enclosed building
Warehousing and Storage			
Mini-Storage	P	--	
Wholesale	CUP	--	
Temporary Uses			
Special Events	TUP	TUP	See Chapter 9, Temporary Uses
Swap Meets	TUP	TUP	See Chapter 9, Temporary Uses
Farmer's Markets	TUP	TUP	See Chapter 9, Temporary Uses
Mobile Food Vending	TUP	TUP	See Chapter 9, Temporary Uses
Temporary Retail	TUP	TUP	See Chapter 9, Temporary Uses
Temporary Automobile, Boat, and RV Storage	TUP	--	Not allowed in DU1, DU2 and DU4. See Chapter 9, Temporary Uses

Commercial and Mixed-Use Land Use Groups			
Proposed Use	**CC**	**CMU**	**Additional Use Regulations**
Transportation, Communication, and Utilities Use Classifications			
Communication Facilities			
Antenna and Transmission Towers	See Chapter 35 Mesa Zoning Ordinance		
Facilities within Buildings	See Chapter 35 Mesa Zoning Ordinance		
Transportation Passenger Terminals	P	P	
Utilities, Minor	P	P	
Heliports	CUP	CUP	
Specific Accessory Uses			
Caretakers' Residences	SUP	P	
Garden Center	P	SUP	
Outdoor entertainment or activities	SUP	SUP	
Outdoor display, not specified by other classifications	SUP	SUP	

8.4. Commercial and Mixed-Use Development Standards

The following General Development Standards apply to all non-residential development projects within the CC and CMU LUG's. All development projects within the CC and CMU LUG's that fall under the residential use classifications as allowed in 8.3 shall utilize the General Development Standards outlined in Chapter 8 for CMR or CMR-U. In addition to the General Development Standards, all development within the CC and CMU LUG's must comply with the associated Development Unit Plan requirements and design guidelines.

Commercial and Mixed-Use General Development Standards			
	CC	**CMU**	**Additional Standards**
Lot and Density Standards			
Minimum Lot Area (sq ft)	10,000	5,000	**CC**: A minimum lot area of less than 10,000 sq ft is allowed if lot is part of a group commercial center of at least 10 acres in size with provisions for alternative or shared parking plans. **CMU**: A minimum lot area of less than 5,000 sq ft is allowed for attached buildings with provisions for alternative or shared parking plans.
Minimum Lot Width (ft)	50	50	
Minimum Lot Depth (ft)	100	100	
Building Form and Location			
Maximum Height (ft)	60	100	CC: A height of 100' is allowed for a Hospital.
Minimum Setback along Property Lines or Building and Parking Areas (ft)[1]			
Front and Street-Facing Side			Setbacks shall be landscaped.

[1] All setbacks measured from the Property Line unless otherwise noted.

• Arterial & Freeway	15	0 min / 20 max	
• Collector Roadway	15	0 min / 15 max	
• Local Roadway	15	0 min / 10 max	
Interior Side and Rear: Adjacent to CR: 1st Story 2nd Story 3-5 Stories 6 Stories and above	 15 25 35 50	 15 25 35 50	At least 10 feet of such required yard must be landscaped.
Interior Side and Rear: Adjacent to All Other Land Use Groups 1st Story 2nd Story 3-5 Stories 6 Stories and above	 0 0 15 30	 0 0 0 0	
Setback at Street Intersections for Buildings and Parking Areas – Minimum radius (ft)[2]	*Arterial Street Intersection: 25ft*. *Collector Street Intersection: 15ft.* *Local to Local Street Intersection*: 0 ft.	10[3]	
Ground-Floor Transparency	No	Yes	

[2] Setback at intersection determined by street with highest functional classification.
[3] May be reduced to 0 ft at local street to local street intersections.

Main Building Entrance Orientation	No	Yes	
Residential Density	No Minimum or Maximum		Follow CMR development standards within the CC LUG and CMR-U development standards in the CMU LUG.

8.5. Commercial and Mixed-Use General Design Standards

8.5(a) Building and Roofing Materials.

Design Objective: Buildings and structures shall be constructed of durable, high-quality materials appropriate for the climate.

1. Pre-engineered metal buildings are not allowed in the commercial and mixed-use districts.
2. All visible pitched roofs shall consist of metal seam, clay tile, concrete tile, or a similar grade of roofing material.

8.5(b) Building Projections into Setbacks.

Design Objective: Projections should add visual interest and enhance the architecture of the building by providing shade and shadows.

Awnings, eaves, overhangs, light shelves and basement window wells may encroach up to 3 feet into any required yard, but shall not be closer than 2 feet to any property line. Exception, the Zoning Administrator may approve minor building projections that extend into the required setback upon finding that the encroachment responds to functional requirements of the project, does not adversely affect the adjacent project, and complies with all requirements of the Building Code.

8.5(c) Landscaping of Interior Setbacks.

Design Objective: Landscaping should provide a transition between adjacent development, shade paved and unpaved surfaces, screen view of objectionable uses and screen nighttime light from adjacent property.

Where a parcel of land of less than 2.5 acres located in a commercial or mixed-use district is adjacent to the CR or CRSL district, at least 20 feet of the depth of adjacent interior side or rear yards must be landscaped, and remain free from parking, driveways, and encroachment by any structures that are not part of the landscaping design. On sites of 2.5 acres or more adjacent to an CR or CRSL district, at least 25 feet of the depth of adjacent interior side or rear yards must be landscaped and free from encroachments.

8.6. Additional Design Standards for the CMU Land Use Group.

The regulations of this section apply to the CMU LUG in order to support pedestrian-oriented development. Design Objective: Create an attractive, comfortable, safe urban environment defined by building fronts, streets and the community space in between.

1. **Building Main Entry Orientation**. Design Objective: Focus activity on the urban streets and walkways by providing direct connections from sidewalks to building entrances.

   The primary entrance(s) of a building shall face or be oriented to within 45 degrees of parallel to a street frontage. This entrance(s) must allow pedestrians to both enter and exit the building. If a site is located on two street frontages, the primary entrance shall be oriented towards the street frontage that is intended to act as the primary pedestrian street frontage.

2. **Ground-Floor Transparency**. Design Objective: Create vibrant, safe environments along urban streets and walkways.

   Exterior walls facing any front or street-facing lot line shall include windows, doors, or other openings for at least 50 percent of the building wall area located between 2.5 and seven feet above the elevation of the sidewalk. No wall may run in a continuous plane for more than 20 feet without an opening. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least 3 feet deep.

   a. Exception for Structured Parking Facilities. Multi-level parking garages, where permitted, must meet the standards of Subsection 5 of this Section.
   b. Sites with Multiple Buildings. On sites that contain multiple buildings, the building ground-floor transparency requirement does not need to be met along street-facing facades of buildings if the façade is located behind other buildings and not visible from the adjacent public street.
   c. Reduction through Site Plan Review. The building transparency requirement may be reduced or waived, if it is found that:
      i. The proposed use has unique operational characteristics with which providing the required windows and openings is incompatible, such as in the case of a cinema or theater; and
      ii. Street-facing building walls shall exhibit architectural relief and detail, or the building shall be enhanced with landscaping in such a way as to create visual interest at the pedestrian level and soften or mitigate the scale of the building form. Architectural relief and detail may be provided by exhibiting variety in the color, building massing, wall plane, and materials used. Building

detailing shall be consistent with the proportions, rhythm, style and form of architecture presented.

3. **Location of Parking Areas**. Parking areas shall be located to the rear or side of buildings, or between 2 or more buildings on a lot. No parking area shall be located between a building and a street that is intended to function as a primary pedestrian street. Any parking area located to the side of a building must meet the screening standard for Parking Areas. The limitation on parking between a building and the street does not apply to on-street parking.
    a. Corner Lots. On corner lots, the requirements of this subsection apply to the street frontage that acts as the primary pedestrian street frontage. If a site fronts two street frontages, of equal classification, the applicant shall meet the requirement on both street frontages.
4. **Maximum Building Setbacks**. The front building facades of buildings that face the pedestrian oriented street frontage must be located no farther from the property line than the maximum setback distance outlined in 8.4. The following additional provisions apply.
    a. Corner Properties. Where a property fronts on two or more street frontages, the front building facade shall be placed no further than the maximum setback on two sides for at least thirty feet on each side. This standard shall be met along the two street frontages that function as the primary pedestrian frontages. If all streets adjacent to the property have the same functional usage, the developer shall choose which frontages with which to meet the standard.
    b. Sites with More than One Building. Where multiple buildings are placed on one site, the ground level of a building or buildings shall be placed no further back than the maximum setback for a minimum of 65 percent of the width of the site.
    c. Building Additions. For any addition to a building that increases the width of a street-facing façade, 100 percent of the addition must be located on or within the maximum setback until the requirement is met for the entire building.
    d. Building Alignment. The first site plan approved shall be used to set the alignment of building fronts along the primary pedestrian street frontage. All subsequent buildings along that block frontage shall utilize the same building alignment setback.
    e. Retention Basins. Retention basins shall be designed as an integral part of the site design theme and should be a usable element of the project, capable of serving multiple purposes.
    f. Exceptions to Maximum Setback Requirements. The following exceptions to the maximum setback requirement are permitted.
        i. *Articulated Building Street Face*. Where a portion of the building is placed back from the maximum setback to provide an entry or other feature creating variation in the facade, the total area of

the space created by the setback must be less than the area of one (1) square foot per linear foot of building frontage.

ii. *Outdoor Eating Areas and Plazas*. Where an outdoor eating area or plaza will be installed along the front building facade, a portion of the building may be set back up to 12 feet farther than the maximum setback line, if at least 40 percent of the building facade is no farther than the maximum setback.

iii. *Residential Uses*. For buildings or portions of buildings that are in residential use, open porches or stoops located at or within the maximum setback shall count toward meeting the build-to requirement if such porches are at least ten feet wide and six feet deep.

5. **Standards for Parking Garages**. The exterior elevations of any multi-level parking structure must be screened or concealed by at least one of the following methods:

   a. Ground-Floor Commercial. The garage's ground-level street frontage (except for driveways and pedestrian entrances) shall be improved with Retail Sales, Food and Beverage Sales, Eating and Drinking Establishments, Personal Services, or similar pedestrian-oriented permitted uses.

   b. Setback and Landscaping. A parking structure that does not incorporate ground-floor retail or other commercial use must provide a densely planted landscaped yard that is a minimum of 10 feet in depth, or the required setback for the district in which it is located, whichever is greater such that the landscaping provides a full screen of the first floor façade of the parking structure

8.7. Additional Design Standards for Large Scale Retail Centers

Retail centers containing an individual user of more than 80,000 square feet of floor area shall meet or exceed the following standards and criteria for approval.

8.7(a) Entry Plazas/Passenger Loading Areas.

A plaza shall be provided at the entry to each anchor tenant that provides for pedestrian circulation and vehicle passenger loading and unloading.

8.7(b) Pedestrian Walkways.

A continuous system of hard-surfaced, safe, and convenient pedestrian walkways at least 5-feet wide shall be provided. The walkways shall connect on-site buildings to one another, to automobile and bicycle parking areas, to any on-site open space areas or pedestrian amenities, and to the adjacent public right-of-way. A minimum of 50 percent of pedestrian walkways shall be either shaded with structures or landscaping.

8.7(c) Open Space.

Outdoor space for the use of customers and visitors shall be provided on any shopping center site with 80,000 square feet or more of floor area. Required sidewalks shall not be included in the open space calculation.

8.7(d) Minimum Area.

Public space shall be provided at a rate of 5 square feet per 1,000 square feet of building floor area, but no more than 15,000 square feet of open space.

8.7(e) Location.

Such public space shall be visible from a public street, or from on-site areas normally frequented by customers, and shall be accessible during business hours. Areas within required setbacks may count toward the public space requirement. Areas designated for customers to wait for cabs may be combined with required public space areas if they meet all other requirements of this subsection.

8.7(f) Amenities.

On-site public space shall include benches or other seating, and the ground surface shall be landscaped or surfaced with distinguishable and durable paving materials utilizing textures that are still usable by wheelchairs and similar handicap assist devices. Amenities shall be included that enhance the comfort, aesthetics, or usability of the space, including but not limited to trees and other landscaping, shade structures, water features, public art, or performance areas.

8.7(g) Parking Setback from Buildings.

The location and design of foundation base and pedestrian loading areas shall follow the requirements for Foundation Base as outlined in Chapter 14, Landscaping.

8.7(h) Location of Loading and Service Areas.

The location and design of loading docks and service areas shall follow the requirements of Truck Docks, Loading, and Service Areas.

8.7(i) Design Criteria.

In order to receive design approval for a commercial center pursuant to, the decision-making authority shall find that all of the following criteria have been met.

8.7(i)(i) Integrated Theme.

Buildings and structures will exhibit an integrated architectural theme that includes complementary materials, colors, and design details. The site will exhibit a unified theme that includes landscaping, amenities, signage, and lighting.

8.7(i)(ii) Site Entrance.

Community-scale commercial developments (10 acres or larger) are developed with at least 1 major driveway entrance feature that provides an organizing element to the site design. Major driveway entrance features, such as a landscaped entry corridor or a divided median drive separated by a landscaped center dividing island, are included.

8.7(i)(iii) Building Entrances.

Building entrances to anchor tenants and other large stores are prominent, shaded, and inviting. The architectural details of building entrances are integrated with the overall building design in terms of materials, scale, proportion, and design elements. Architectural and site detailing at entrances are appropriately scaled for people. Visual clues are provided in the landscape to show people the location of the entrance.

8.7(i)(iv) All Side Architecture.

Architectural detailing on facades may vary depending on visibility and orientation. However, all facades shall include an appropriate level of design detail or theme. Architectural details shall be integrated into the form and massing of the building; and shall avoid details that appear artificial or incongruous to the design.. Light and shadow are used to provide visual interest. Façade detailing is appropriate to solar orientation.

8.7(i)(v) Freestanding Pad Developments.

Freestanding pad developments, if included in the development, are integrated into the site design in terms of parking lot layout, on-site vehicular and pedestrian circulation routes, landscaping, and building design. Internal cross access is provided between pad developments and the surrounding commercial center. Building scale, materials, colors, and design details are complementary to the surrounding center.

8.7(i)(vi) Drive-Through Facilities.

Drive-through lanes for restaurants, banks, pharmacies, and other uses, must be integrated with the overall site layout in such a way as to provide safe, efficient vehicular and pedestrian circulation. Adequate vehicular stacking or queuing spaces are provided to avoid waiting vehicles from blocking drive aisles or parking spaces. Drive-through facilities are located to minimize the visual impact of drive through lanes and canopies from the right-of-way and to provide adequate screening from internal uses. Locate drive through lanes and order boxes away from residential districts and pedestrian oriented “street” frontages.

8.7(i)(vii) Vehicular Circulation.

Safe, convenient vehicular circulation will be provided within the development through an appropriate system of internal vehicular circulation routes based on a hierarchy of drive aisles and cross routes. Vehicular and pedestrian conflicts are minimized. Where pedestrian circulation routes cross-vehicular traffic aisles and driveways within a development, there are clearly delineated crosswalks that include clear sight lines and adequate lighting. In addition, consider adequate warning signage for both vehicles and pedestrians, and protective barrier posts or similar features for separation at walkway entrances.

8.7(i)(viii) Pedestrian Facilities and Amenities.

Pedestrian facilities will create an attractive, quality environment with integrated landscaping, shading, lighting, surface treatment, and other amenities. Pedestrian walkways shall be of a color and/or texture that contrasts with adjacent paving material.

8.7(i)(ix) Bicycle Parking.

Adequate, safe, and convenient bicycle parking facilities are provided. Short-term bicycle parking spaces for the use of customers and visitors are located close to building entrances, easily identifiable, visible to those passing by and separate from pedestrian circulation areas. Long-term bicycle parking for the use of employees will provide a high degree of security and safety such as the use of bicycle lockers, designated areas within buildings, or outside areas with visual monitoring.

8.7(i)(x) Entry Plazas.

Entry plazas and passenger loading areas, where required, include unique, decorative paving materials, adequate seating areas, provision of adequate shade), and attractive landscaping including trees and/or raised planters.

8.7(i)(xi) Transit Facilities.

Transit facilities, where included, are developed with effective shading, comfortable seating, attractive landscaping, decorative paving, public art features and efficient pedestrian routes to adjacent development.

8.7(i)(xii) Lighting.

A combination of attractively designed and located lighting fixtures, including low pole lights, ground-mounted fixtures, light bollards, and/or architectural lighting is used to provide interesting compositions for outdoor lighting, as well as a safe, secure environment.

8.7(i)(xiii) Shade Areas.

Pedestrian areas, such as walkways, building entrances, and gathering areas, are adequately shaded through such techniques as the careful placement of trees and landscaping, trellis structures, projecting canopies, covered walkways, arcades, porticos, building orientation, or similar techniques.

8.7(i)(xiv) Landscaping.

Landscaping is an integral component of the project theme. For large buildings, groupings of trees soften the building and larger planters are located around base of buildings where people enter the building. In planters near entries, massing of understory plants is provided. Tree species, height and diameter, are appropriate for scale of associated building. Landscaping complements detailing of building and signage.

8.7(i)(xv) Signage design. Architectural detailing, landscaping and signage are coordinated so each component does not negatively influence another.

8.8. Supplemental General Design Standards Applicable to <u>all Commercial and Mixed Use Land Use Groups.</u>

8.8(a) <u>Building Projections into Required Yards</u>.

8.8(a)(i) Awnings, eaves, overhangs, light shelves, canopies, arcades, pergolas, and upper level porches may encroach up to five feet into any required yard, but shall not be closer than 2 feet to any property line. Where the building setback is 0' and there is no required yard, awnings, eaves, overhangs, light shelves, canopies, arcades, pergolas, and upper level porches may encroach up to five feet into the public right-of-way or public utilities and facilities easement with approval by the City Engineer of an encroachment permit.

8.8(b) <u>Exceptions to Height Limits</u>.

8.8(b)(i) ***Allowed Projections above Height Limits***. The structures listed below in Table 8.8(b)(i) may exceed the maximum permitted building height for the land use group in which they are located. Height extensions are subject to the limitations stated in the table below; provided, no portion of a structure in excess of the building height limit may be used for sleeping quarters or advertising. All allowed projections above height limits must be in conformance with the requirements of Chapter 11, Airport Compatibility.

Table 8.8.(b)(i): Allowed Projections Above Height Limits		
Structures Allowed Above the Height Limit	*Maximum Coverage Location Restrictions*	*Maximum Vertical Projection Above the Height Limit (ft)*
Skylights	No limitation.	10
Solar panels, and other energy production facilities located on a rooftop	No limitation.	20% of base height limit
Chimneys	10% of roof area	20% of base height limit up to 10
Decorative features such as spires, bell towers, domes, cupolas, pediments, obelisks, and monuments	No limitation	No limitation
Rooftop open space features such as sunshade and windscreen devices, open trellises, enclosed space for use by residents, and landscaping	25% of roof area	20% of base height limit up to 12
Elevator and stair towers (for multi-residence buildings only)	N/A	12
Mechanical penthouses	60% of roof area	10
Flagpoles	N/A	No limitations provided a one to one setback is provided.
Distribution and transmission towers, lines, and poles, Water tanks, Windmills, Radio towers, Airway beacons	20% of the area of the lot, or 20% of the roof area of all on-site structures, whichever is less; no limit if a primary use permitted in the district	10 as an accessory structure; none as a primary use
Building-mounted telecommunications facilities, antennas, and microwave equipment	Subject to provisions of the Mesa Zoning Ordinance regarding *Antennas and Wireless Communication Facilities*. A Special Use Permit is required for commercial communication towers that exceed the maximum permitted height of the district in which they are located.	

8.8(b)(ii) ***Additional Exceptions***. Additional exceptions to the height limits specified in the PPGN Community Plan may be granted by the Design Review Board during the Site Plan and Design Review or Subdivision Plat process upon a finding by the Design Review Board that:

1) The proposed development does not exceed the maximum number of stories or residential densities permitted in the LUG in which it is located; and
2) At least one of the following items is present:
    a. Increased setbacks, enhanced landscaping, or other screening measures effectively mitigate the impact of the increased building height; or
    b. The exception is necessary to accommodate the proposed uses or activities within the building or structure; or
    c. The architectural style of the building or structure places the exception at a central point or in a limited area.

8.8(c) **Fences and Freestanding Walls.** Design Objective: Fences and walls should be an integral design component of the project that identify public areas; direct movement of visitors, define areas intended for private use and allow natural surveillance. Fences, freestanding walls, and similar structures shall comply with the standards of this section.

8.8(c)(i) ***Maximum Height***.

1) Front Yards and Required Street Side Yards. No opaque or non-transparent fence or freestanding wall within or along the exterior boundary of the required front or street side yard shall exceed a height of 3.5 feet.
2) Rear Yards and Interior Side Yards. No fence or freestanding wall within or along the exterior boundary of the required interior side or rear yards shall exceed a height of 8 feet.

8.8(c)(ii) ***Prohibited Fence Materials***.

1) Chain Link and Wood. Chain link may only be used when not visible from public view. Wood fencing is not allowed, except wood may be used in conjunction with metal frames for gates used in conjunction with required screening walls, or wood may be used as an architectural element of a required fence.
2) Hazardous Materials. The use of barbed wire, razor wire, chain link, embedded glass shards, ultra barrier, electrified and other hazardous fencing is prohibited in street-facing yards or where adjacent to any public right-of-way.

8.8(c)(iii) ***Visibility at Intersections***. Notwithstanding any other provisions of this Chapter, fences and walls shall comply with the standards of Section 8.8.(c)(iii) Visibility at Intersections.

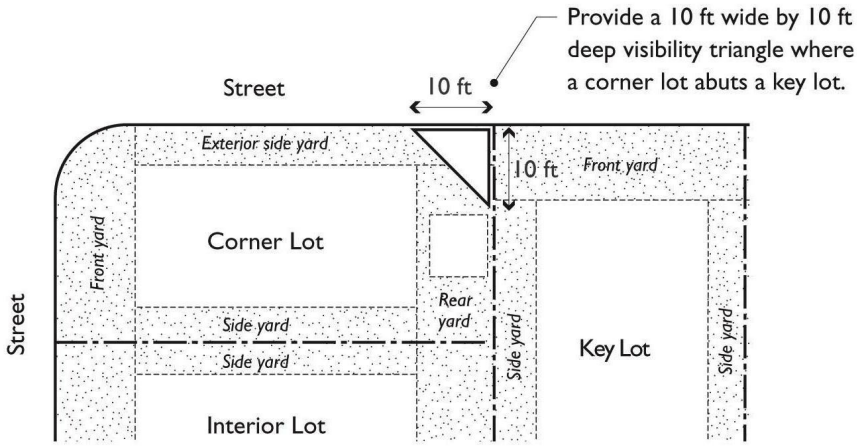

Figure 8.8(c)(iv) Corner Lot Abutting a Key Lot

8.8(c)(iv) ***Corner Lots Abutting a Key Lot***. In the event the rear property line of a corner lot abuts a side property line of an adjoining key lot, a 10-foot deep by 10-foot wide visibility triangle shall be maintained over the corner lot, starting at the intersection of the rear and street side property lines of the corner lot.

8.8(d) **<u>Lighting and Illumination</u>.** Design Objective: Well designed lighting can enhance the design of building or site by highlighting interesting architectural details, calling attention to interesting textures and colors, and focusing attention to primary site features. Such lighting should be controlled to minimize adverse impacts to abutting residential uses.

8.8(d)(i) ***Parking Lot Illumination***.

1) Light standards shall be located only within the parking area or, where permitted, the outdoor storage area, and shall not encroach beyond three feet into required perimeter landscape areas.
2) House side shields shall be provided on all light standards adjacent to residential development such that fixtures are fully shielded.
3) Building mounted lights shall maintain the same heights as specified in 9.XX, below.
4) For additional standards refer to the Mesa Lighting and Electrical Code, Title 4, Chapter 4 of the Mesa City Code.

8.8(d)(ii) ***Maximum Height of Lighting Fixtures***. Design Objective: Provide sufficient height to safely light areas without impacting adjacent residential development or contributing to light pollution.

1) Lighting fixtures, including freestanding light poles as well as building-mounted lights, shall not exceed the maximum heights specified in Table 8.8 (d)(ii) below.

Table 8.8 (d)(ii): Maximum Height of Lighting Fixtures		
Land Use Group	*Maximum Height (ft) – Detached, Stand Alone Fixtures*	*Maximum Height (ft) – Attached, Building Mounted*
Commercial Mixed Use (CMU)	Within 50 feet of a single residence LUG: 15 ft. All other locations: 20ft	Not to exceed the peak elevation of the immediately adjacent sloped roof , parapet, or building elevation to which the fixture is attached
Commercial (xx)	Within 50 feet of a single residence LUG: 15 ft. Within 50 feet of any street frontage or CMR or CMU LUG: 20ft. All other locations: 25ft	

2) Exceptions to the maximum height of lighting fixtures or other exceptions may be approved by the Zoning Administrator. A photometric study may be required. Such exceptions may include requirements for use of light control devices, such as fully shielded or full cut-off fixtures, to reduce glare and light-spillage onto abutting properties.

8.8(d)(iii) ***Exposed Exterior Building Illumination***.

8.8.d.iii.1.1.1. Findings for Approval. The use of exposed neon, argon, LED or krypton tubing, exposed incandescent lighting, or other exposed artificial lighting to outline any structure or portion shall be permitted after review and approval by the Design Review Board provided the following is met:

a. The use constitutes a design component of the overall building architecture; and

b. Is integrated into the primary physical elements of the building or development, and is harmonious with the architectural style of the structure(s); and

c. Serves only for the purpose of embellishing the nighttime architecture of the building, and does not portray an advertising message; and

d. Is compatible with the land use and architecture of adjacent developments.

2) Substantial Conformance Required. Any approval by the Design Review Board for exposed building illumination requires a finding that the structure or building complex on which the lighting is to be used shall be in substantial compliance with all current Mesa City Code requirements and regulations.

3) Full Functionality Required for Use. If any component of the lighting system becomes nonfunctional, neither the entire lighting system, nor any portion thereof, may be illuminated until the entire lighting system is repaired.

8.8(d)(iv) ***Compliance with Mesa Lighting and Electrical Code***. All lighting shall comply with the applicable City of Mesa Lighting and Electrical Codes.

8.8(d)(v) ***Control of Light Trespass***. Project lighting shall be designed to minimize glare and light trespass from the project site to adjacent residential properties.

8.8(d)(vi) ***Maximum Light Spillage***. For light spillage, the light level at the boundary of the project, measured 36-inches above ground level, shall be not more than 0.5 foot candles (5 Lux) above ambient light level.

8.8(d)(vii) ***Illuminate Pedestrian Paths***. Pedestrian paths connecting the project to sidewalks, connecting buildings on the same project, and the public pedestrian entry foundation base of the building shall be illuminated during the twilight and evening hours as appropriate and reasonable for safety and security. The height of pedestrian path lighting shall only be as high as reasonably necessary to safely illuminate the walkway.

8.8(d)(viii) ***Consistent Fixture Design***. Fixture designs used shall be harmonious with the building design, and with the architectural theme of the overall project, including multiple building projects.

8.8(d)(ix) ***Gradual Transition of Exterior Lighting Levels***. The relative brightness of light used may vary throughout the project, provided the transition from higher levels to lower levels illumination shall be gradual, without extreme or abrupt degrees of change between higher levels of illumination and natural ambient darkness.

8.8(d)(x) ***Highlight Building Entries***. Focus attention on primary building entries with illumination directed to highlight the entry and adjacent architectural

details. Generally, lighting levels at the primary public entry shall be higher than lighting levels away from the public entry.

8.8(d)(xi) ***Lighting to Enhance Design***. Lighting shall embellish nighttime architecture by illuminating activity areas, calling attention to details of the building design; and highlighting the relief of building features and/or the texture of building materials.

8.8(e) Lots and Subdivisions

Design Objectives: Provide for orderly growth and harmonious development; to insure adequate access and circulation through coordinated street systems with relation to major thoroughfares, adjoining subdivisions, adjoining development and public facilities; to achieve individual property lots of reasonable utility and livability; to secure adequate provisions for light and air; and to establish street and lot patterns that support sustainable development practices.

8.8(e)(i) No lot shall be reduced in area so as to cause any open space or yard required by this Community Plan to be less in dimension than is required for the LUG and lot in question, except those lots reduced in area by purchase, dedication or gift to a governing authority for the purposes of providing public rights-of-way; or for conveying a portion of a lot to a public governing authority for a publicly beneficial use.

8.8(e)(ii) No yard or other open space required around any building designed to comply with the provisions of this Community Plan shall again be used as a yard or other open space for another lot or parcel.

8.8(e)(iii) No lot shall be divided in such a way that any division of such lot shall contain more dwelling units than are permitted by the LUG in which such lot is situated.

8.8(e)(iv) A lot or parcel of land may be subdivided into smaller lots provided such smaller lots conform to the lot size limitations of the land use group in which the lots are situated. However, a parcel shall not be divided into 4 or more lots or 2 or more lots if a new street is involved, without approval of a subdivision plat in compliance with the Mesa City Code and PPGN Community Plan.

8.8(e)(v) The division of land into 2 or 3 parcels shall require approval of a land split map in compliance with the Mesa City Code. Division of developed land shall maintain separation distances as required in the Building Code and the open space requirements of the PPGN Community Plan.

8.8(e)(vi) Where two or more lots are used as a building site and where buildings cross lot lines, the entire area shall be considered one lot, except that the front of the parcel shall be determined to be the front of the individual lots as originally platted or recorded.

8.8(e)(vii) Where future width lines for rights-of-way have been established, all required yards shall be measured from such future width lines.

8.8(e)(viii) Every lot shall have frontage on a public street or Private Drive. Lots fronting on private access drives are subject to review and approval by the City of Mesa Planning Division and Engineering Department.

8.8(f) Outdoor Storage. Design Objective: Maintain an attractive environment for the community, adjacent businesses and residents while allowing open storage of goods, materials, machines, equipment, and vehicles or parts when necessary for business purposes in specific locations.

Open storage of goods, materials, machines, equipment, and vehicles or parts outside of a building for more than 24 hours must conform to the standards of this Chapter. The regulations of this Chapter are intended to apply to sustained, long term storage, and do not apply to isolated incidents of storage for less than 24 hours or for temporary storage of construction materials reasonably required for construction work on the premises pursuant to a valid building permit.

8.8(f)(i) Permitted Locations. All storage must be within an enclosed building except as specified in Chapter 10.21 for accessory outdoor display.

8.8(f)(ii) ***Screening and Setbacks***. Storage areas visible from public streets shall be screened.

8.8.f.ii.1.1.1. Screening Walls. Screening walls and fences shall be at least 8 feet in height. If located on a street facing front or side yard, the fence shall be placed to meet required street side setbacks.

8.8.f.ii.1.1.2. Landscaping. Landscaping is not required within screened storage areas.

8.8.f.ii.1.1.3. Setback. A setback shall be provided for material stored outdoors at the ratio of 1:1 from all lot lines equal to total height of stored material above required screen wall 8 feet.

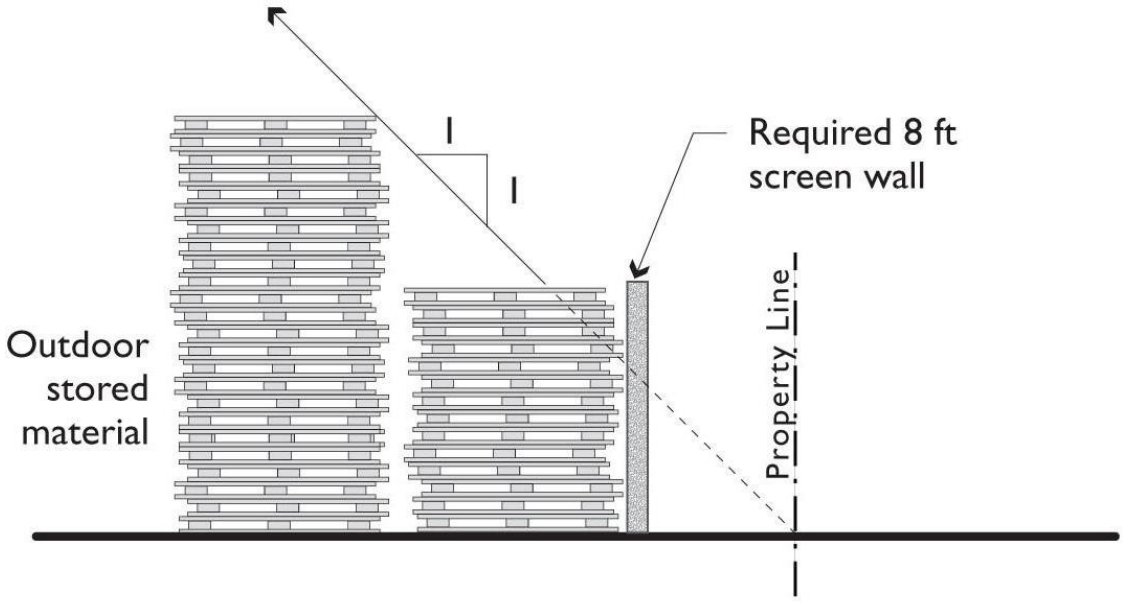

FIGURE 8-8(F)(II): OUTDOOR STORED MATERIAL

8.8(g) Pedestrian Connections

Design Objective: Encourage people to walk by providing safe, convenient, comfortable and efficient pedestrian connections.

Pedestrian walkways shall be provided in all CC and CMU LUG developments. These walkways shall be designed to serve internal pedestrian circulation needs, and shall connect to public sidewalks and transit stops. Pedestrian access must be provided according to the following standards:

8.8(g)(i) ***Connection to Public Sidewalk*****.** An on-site walkway shall connect the main entry of each building or each primary entry to a public sidewalk on each street frontage of the site, and to any transit stop adjacent to the site. On at least one frontage, such walkway shall be provided along the shortest practical distance between the main building entry and sidewalk, generally no more than 125 percent of the straight-line distance. The distance may increase up to 50% of the total straight-line distance in the event the route is designed to take account of afternoon shade patterns from buildings or similar shading devices.

8.8(g)(ii) ***Internal Connections*****.** A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site recreational or open space areas or pedestrian amenities.

8.8(g)(iii) ***Materials and Width*****.** Pedestrian walkways shall be at least 5 feet in width and paved with a hard, durable surface.

8.8(g)(iv) ***Separation*****.** Where a pedestrian walkway is parallel and adjacent to an auto travel lane, it must be raised and separated from the auto travel lane by

a raised curb at least 6 inches high, decorative bollards, or other physical barrier.

8.8(g)(v) ***Shade at Entries*.** At customer entrances, pedestrian walkways shall be provided with weather protection such as canopies, awnings, arcades, trellises, and natural shade from trees.

8.8(h) **Screening.** Design Objective: Encourage attractive, safe buildings and sites by screening non-architectural elements and uses from public view as necessary while reinforcing a natural seamless transition between land uses.

8.8(h)(i) ***Screening of Mechanical Equipment***. Design Objective: Integrate visual screening of necessary mechanical equipment into the architecture of buildings to ensure development is attractive, clutter-free and safe.

All exterior mechanical equipment, whether on the roof, on the side of the structure, or on the ground, shall be screened from public view. Exterior mechanical equipment to be screened includes, but is not limited to heating, ventilation, air conditioning, refrigeration equipment, plumbing lines, ductwork, transformers, satellite dishes, smoke exhaust fans, service entry section and similar utility devices. Exceptions may be approved by the Zoning Administrator when warranted. Screening shall be architecturally integrated into the main structure with regard to materials, color, shape, and size to appear as an integral part of the building or structure. Equipment shall be screened from public view, public right of way, parking areas and on-site pedestrian walkways and amenities. Screening materials shall be opaque and durable. When screening with plants, evergreen types of vegetation shall be planted and maintained. Plant material sizes and types shall be selected and installed, and maintained so that at the time of building occupancy, and continuously afterwards, such plants effectively screen their respective equipment. The use of wood, expanded metal lath, and chain link for screening is prohibited. The following additional screening standards apply:

1) ***Roof-Mounted Equipment*.** All roof-mounted equipment shall be screened from view. Screening shall be constructed as an encompassing monolithic unit, rather than as several individual screens (i.e., multiple equipment screens, or “hats,” surrounding individual elements shall not be permitted). The height of the screening element shall equal or exceed the height of the structure’s tallest piece of installed equipment.

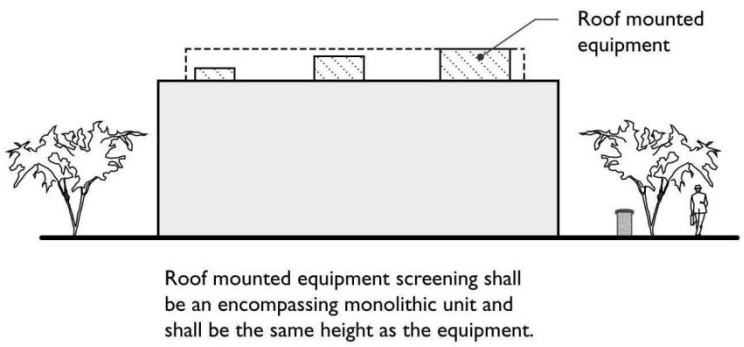

FIGURE 8.8.(h)(i) Screening of Roof Mounted Equipment

2) ***Ground-Mounted Equipment*.** All ground-mounted equipment should be located at the side or rear of buildings and not on front-facing facades. Ground-mounted equipment facing a public street, private drive, or public area shall be screened to a height of at least 12 inches above the equipment. Screening devices shall consist of decorative walls and/or berms (2:1 maximum slope) with supplemental plant materials including trees, shrubs and groundcovers. For screen walls that are 3 feet in height or lower, vegetative materials may be substituted for 50 percent of the screening device.

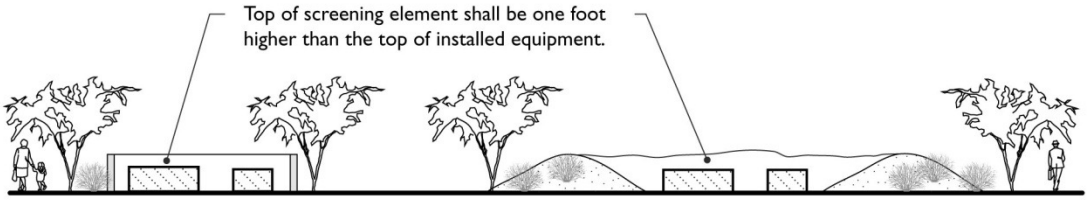

Figure 8.8(h)(ii): Screening of Ground-Mounted Equipment

3) ***Exterior Wall Equipment*.** Wall-mounted equipment, including but not limited to electrical meters, electrical distribution cabinets, service entry section (SES), fire sprinkler equipment and similar valves and cabinets that face a public street, private drive, or public area and are not recessed and/or separated from the public street, private drive or public area by intervening buildings shall be screened. Screening devices shall incorporate elements of the building design, e.g. shape, color, texture and material. Vegetative materials may be substituted for up to 50 percent of the screening devices when used in conjunction with screen walls that are 3 feet in height or lower.

8.8(h)(ii) ***Truck Docks, Loading, and Service Areas*.** Truck docks, loading, delivery, and service areas shall be screened in accordance with the standards of Chapter 9.8.xx.

8.8(h)(iii) ***Roof Access Ladders and Fire Sprinkler Risers*****.** Design Objective: Reduce visual clutter at the skyline.

The location of roof-access ladders and fire sprinkler risers shall be, within the interior of the structure or architecturally integrated into the structure so as to screen them from view.

8.8(h)(iv) ***Drive Through Windows, Automated Car Washes and Auto Service Bays.*** See Chapter 10 for specific use standards.

8.8(h)(v) ***Trash and Refuse Collection Areas*****.** Design Objective: Reduce visual clutter of trash and refuse collection areas and integrate screening device with project theme.

Trash and refuse collection areas shall be screened so as to not be visible from a public street or parking area. Latching gates shall be provided for trash enclosure openings where visible from street and/or public parking areas. Orient openings away from public right of way, where possible. See Trash and Refuse Collection Areas for additional standards (8.xx).

8.8(h)(vi) ***Parking Areas*****.** Design Objectives: Reduce potential visual glare of headlights and reduce the visual clutter of parking fields with screening that is integral to the site and landscaping theme.

Parking areas and drive aisles shall be screened from street(s) with masonry wall, berm or combination of walls/berms and densely planted landscaping or 'vertical wire trellis panels'. No more than 40 percent of the screening shall be accomplished with dense landscaping.

1) Screen walls shall vary in height from 32 to 40 inches and shall be offset or staggered by at least 24 inches at intervals of no more than 50 feet.
2) Screen walls shall be composed of brick, stone, stucco, or other quality durable material that complements the theme of the project and shall include a decorative cap or top finish as well as edge detail at wall ends.
3) Berms shall be contoured and covered with a combination of vegetative and inert ground cover. If a contoured screening berm is installed, 24" box trees may be substituted for required 36" box trees.
4) Screen wall and/or berm height shall be measured from the finish grade of the parking lot.

5) When using a screen wall there shall be a landscaped setback of at least 5 feet between the screen wall and the edge of the parking area.
6) A setback of at least 10 feet shall be provided between the screen wall and the public right of way or a private drive that functions as a street.

8.8(h)(vii) ***Roof-mounted Solar Equipment*****.** Design Objective: Allow solar panels and other solar equipment to be placed on roofs in a manner that is aesthetically pleasing without creating excess shadows on the equipment.

Solar equipment placed on flat roofs shall be screened a minimum of 60% of the height of the equipment. Roof mounted equipment laying flat on a sloped roof, without additional structures elevating the panels from collectors do not require any additional screening device.

8.8(i) Screening Between Single Residence and Non-Single Residence Uses. Design Objective: Fences and walls that screen building(s), facilities or activities on a non-residential site from adjacent single-residence residential development should be an effective buffer and an integral design component of the project.

8.8(i)(i) A screen wall of 6 feet in height may be provided on the interior lot lines of any lot that contains a non-residential use when immediately adjacent to a single-residence use as determined during the site plan review process. Such screen wall, if required, shall be provided at the time of new construction.

1) ***Location***. Screening walls shall follow the lot line of the lot to be screened, or shall be so arranged within the boundaries of the lot so as to substantially hide from adjoining lots the building, facility, or activity required to screened.

2) ***Materials***. Screening walls may be constructed of stucco, decorative block, concrete panel, or other substantially equivalent material. Chain-link fencing does not fulfill the screening wall requirement.

3) ***Berms***. A landscaped earth berm may be used in combination with, or in lieu of, the above types of screening walls.

4) ***Relationship to Fence and Wall Height Limits***. If the minimum height required for screening walls exceeds the maximum permitted height of fences and freestanding walls for the zoning district, then an alternative screening solution shall be provided for review and approval by the Zoning Administrator that meets the intent of the screening requirement.

5) ***Exception***. In locations where a non-single residence use or LUG shares a common interior property line with a multi-residence or single residence use, the requirements for screening can be waived by the Zoning Administrator, except for loading and service areas, if the waiver of the screening will facilitate a more integrated design and development allowing greater pedestrian connection between the uses

8.8(j) Setbacks at Intersections

8.8(j)(i) ***Minimum Setback*.** Design Objective: Provide open space at intersections to enhance or establish distinctive locations.

Within the required setbacks at intersections, integrate way-finding features such as attractive plantings, pedestrian paving, lighting, monument signage and/or street furniture. All buildings, parking areas, and drive aisles shall be set back from street intersections according to the standards in Table 8.8(j)(i).

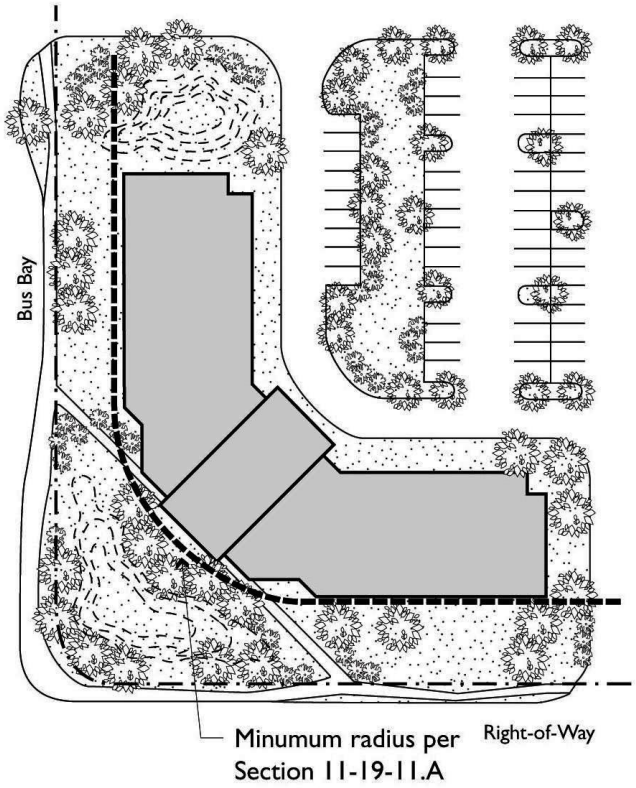

Figure 8.8.(j)(i): Corner Setbacks

Table 8.8.(j)(i) : Minimum Setbacks from Intersections		
Intersections	***Minimum Corner Setback (radius in feet)***	
	All LUGS with a 'U' designator	**All other LUGs**
Arterial (110-130' R.O.W.)with Arterial	No radius is required for any of the above listed zoning districts so that the setback becomes an intersection of the street side setbacks with a build-to line where required.	Minimum 50' radius
Arterial with Major/Midsection Collector		Minimum 35' radius
Arterial with Major/Midsection Collector		Minimum 25' radius
Major/Midsection Collector (90-110' R.O.W.) with Major/Midsection Collector		Minimum 35' radius
Major/Midsection Collector with Collector/Industrial/Commercial		Minimum 25' radius
Collector/Industrial/Commercial (60-80' R.O.W.) with Collector/Industrial/Commercial		Minimum 25' radius

8.8(j)(ii) ***Landscaping***. Corner setbacks shall be landscaped according to the standards of Chapter 15, Landscaping.

8.8(k) **Swimming Pools.** Swimming pools and other bodies of water must be developed in compliance with the following standards:

8.8(k)(i) A swimming pool shall not be located in the required front yard or a side yard required for vehicle access, required landscaped areas or closer than 4 feet from the water's edge to any lot line.

8.8(k)(ii) Contained bodies of water either above or below ground level with the container being 18 inches or more in depth at any point or wider than 8 feet at any point, shall conform to the location and fencing requirements of the City of Mesa for swimming pools.

8.8(k)(iii) Swimming pools shall be secured from unauthorized access by an enclosure as provided in Title 4, Chapters 2 (Mesa Building Code) or 3 (Mesa Residential Code), as applicable, of the Mesa City Code.

8.8(l) **Trash and Refuse Collection Areas.** Design Objectives: Trash and refuse collection areas, including enclosures, should be an integral component of the project. The areas should be safe and convenient. The location should not be visually prominent.

8.8(l)(i) ***Location and Screening*.** Fencing, landscaping, or other type of view obscuring structure shall be provided for and maintained to screen any trashcans or other refuse containers from view from public rights-of-way. The location for container storage shall be shown on all plans submitted for zoning and building permits. Location for trash container storage shall havea smooth solid surface such as concrete or pavers.

8.8(l)(ii) ***Solid Waste and Recycling Container Enclosures*.**

1) *General Applicability Requirements*. Solid waste and recycling-container enclosures for bulk common service are required for developments within the CC and CMU LUGs.
2) *Alternatives*. Alternatives to standard requirements may be considered by the Zoning Administrator and Solid Waste Management Director.
3) *Location.* All enclosures shall comply with all applicable Building and Fire Codes and shall meet the following requirements.
   a. The solid waste and recycling storage area shall not be located within any required front yard, street side yard, any required parking and landscaped areas, or any other area required to be constructed and maintained unencumbered according to fire and other applicable building and public safety codes.
   b. Solid waste and recycling areas shall be consolidated to minimize the number of collection sites and located so as to reasonably equalize the distance from the building spaces they serve.
   c. Storage areas shall be located so that the trucks and equipment used by the City of Mesa solid waste and recycling collector(s), or other private providers as applicable, have sufficient maneuvering areas.

8.8(l)(iii) Materials, Construction and Design.

1) *Minimum Height of Screening*. Solid waste and recycling storage areas located outside or on the exterior of any building shall be screened to a minimum height of 6-feet.
2) *Enclosure Material*. Enclosure material shall be solid masonry or concrete tilt-up with decorated exterior-surface finish compatible to the main structure(s)
3) *Gate Material*. Gate material shall be decorative, solid, heavy-gauge metal or a heavy-gauge metal frame with a covering of a view-obscuring material.
4) *Surfacing:* Enclosure shall have a smooth solid surface such as concrete or pavers.
5) *Access to Enclosure from Residential Projects*. Each solid waste and recycling enclosure serving a residential project shall be designed to allow pedestrian walk-in access with a minimum width of 3 feet, and may be maintained as a separate access point, or in combination with the screening gate for the container enclosure area.
6) *Protection for Enclosures*. Concrete curbs or equivalent shall protect enclosures from adjacent vehicle parking and travel ways.

7) *Landscaping*. When feasible the perimeter of the recycling and trash enclosure shall be planted with drought resistant landscaping, including a combination of shrubs and/or climbing evergreen vines.
8) *Lighting*. All trash collection areas shall be well lit with a minimum 1 foot candle.

8.8(m) Truck Docks, Loading and Service Areas. Design Objectives: Reduce the negative impact of noise and activity associated with truck docks, loading and service areas on quieter activities of adjacent properties. Minimize the impact of visual clutter associated with open bay doors and parked trucks being loaded and unloaded from adjacent lots and street rights-of-way.

Truck docks, loading, and service areas shall be located and screened as follows:

8.8(m)(i) ***Minimum Distance from Residential Land Use Group Property***. Truck docks, loading, and service areas are not permitted within 50 feet of the boundary of any residential land use group property.

8.8(m)(ii) ***Location on Lot***. Truck docks, loading areas and service areas must be located at the rear or side of buildings, rather than facing a street unless waived by the Zoning Administrator.

8.8(m)(iii) ***Screening***. Truck docks, loading areas, and service areas shall be screened from any adjacent residence land use group property and from public view when adjacent to properties within the commercial or mixed use land us groups. Screening shall consist of a solid masonry wall at least 8 feet in height or opaque automated gates.

8.8(n) Solar Panels .

1) **Solar Panels.** The following standards are applicable to solar panels used for the primary purpose of providing energy for the immediate site or development:

a. **Attached solar panels.** In all land use groups, solar panels attached to sloped roofs shall be located entirely on the roof. Solar panels located behind parapets on flat roofs shall comply with Table 8.8(b)(i): Allowed Projections Above Height Limits.

b. **Detached, freestanding solar panels.** Detached or freestanding solar panel structures shall comply with all location, maximum height and maximum roof area requirements of Detached Accessory Structures, Section 8.8(b)(i)

8.8(n)(ii) Portable Storage Containers

In the CC and CMU LUGs, portable storage containers are permitted only in accordance with the following:

1. As a temporary use during construction, remodeling, or redevelopment of permanent on-site building and facilities, subject to the issuance of a use permit

by the City of Mesa. Such use permit shall specify and limit the number, size, location, and duration of the storage containers.

2. As a periodic, intermittent, or isochronal use accessory to a primary permitted use, subject to the approval of an Administrative Use Permit by the Zoning Administrator. In addition to specifying and limiting the number, size, location, and duration of the storage containers, the Zoning Administrator may require additional measures to ensure compatibility with adjacent land uses such as increased setbacks, screen walls, landscaping, exterior materials and color.

3. In no case shall such storage containers be located in required landscape areas, open space, retention basins, drive aisles, fire lanes, required parking spaces, loading zones, or any other location that may cause hazardous conditions, constitute a threat to public safety, or create a condition detrimental to surrounding land uses and developments.

8.9. Commercial and Mixed Use Design Concepts. The following Commercial and Commercial Mixed Use Site Planning Design Concepts are applicable to all non-residential and mixed use development and shall be refined and further articulated within future DUP design guidelines.

8.9(a) Site Planning Principles Applicable to All DUs. Commercial and mixed-use areas should be designed such that meaningful and useable open space and pedestrian areas are an integral part of the overall site design. Conventional suburban "strip" development patterns characterized by large parking fields oriented toward high capacity streets are strongly discouraged. Freestanding pads are allowed, but must be integrated into the overall site design in a manner that encourages and facilitates pedestrian connections between adjacent buildings, street frontages and pedestrian oriented areas on the site.

Site plans should create distinctive sense of place and adhere to the following principles:

1) A clear pattern of streets and pedestrian corridors should be used to break down the scale of the project and to provide pedestrian, bicycle and vehicular linkages to adjacent activity areas.

2) Surface parking lots should be designed as outdoor "rooms" that are spatially defined by buildings, open space areas and other site features.

3) The pattern of streets and surface parking should allow for intensification of the site over time.

4) Continuous pedestrian pathways will be provided to connect all development components and with the sidewalks along the public streets. Active ground level uses will be oriented towards the pedestrian ways and sidewalks.

5) Plazas, courtyards, pocket parks, and other open space areas will be designed as an integral part of the development to promote a pedestrian friendly community and create active gathering places.

6) Service and loading areas must be oriented away from public and pedestrian intensive areas, and screened from public view.

8.9(b) Additional Site Planning Principles Applicable to DU1. DU1 is planned as the gateway to the PPGN community and is envisioned as a vibrant mixed-use district with retail, employment, hospitality and high density residential components. Vertical mixed-use is highly encouraged. A primary design element within DU1 will be the creation of a "principal gathering street" that is an organizing element for the overall DU plan with a strong pedestrian focus and natural, seamless connections to neighboring land uses and the larger pedestrian pathway system. The following specific design standards will be incorporated into DU1 and further articulated within the DUP for DU1.

1) Vertical mixed-use is highly encouraged.

2) Multiple story buildings are highly encouraged.

3) A principal street or private drive that has a strong pedestrian orientation will be included as a primary design component and overall organizing element.

4) Surface parking lots and services areas will not be located along the principal pedestrian oriented street frontage, although on-street parking is encouraged.

5) Buildings along the will utilize maximum building setbacks and build-to-lines to create a continuous street wall along the length of the street.

6) Paseos and courtyards that provide pedestrian linkages to surface parking areas are encouraged.

7) Ground level uses along the principal pedestrian oriented street frontage will include active pedestrian oriented uses such as retail and restaurants and walk-in businesses. Outdoor patios and other pedestrian gathering spaces are encouraged to enhance the pedestrian nature of the principal gathering street.

8) Site planning shall take into consideration the goal of the City of Mesa to create an urban core around the intersection of Ray and Ellsworth Roads.

8.9(c) <u>Architectural Treatment of Buildings</u>.

1) Buildings will be designed to contribute to the larger spatial composition and identity of the overall development.

2) Brand buildings or formulaic “stand-alone” solutions that have no regard to context are strongly discouraged.

3) Buildings should have a clear architectural relationship with one another, employing common high-quality building materials or architectural elements, while creating diversity and interest.

4) Buildings must include four-sided architecture. Design emphasis should be focused on the primary and publicly visible elevations. Window trim, window recesses, cornices, belt courses, changes in material, or other design elements, should be incorporated into the façade to create an integrated composition. Architectural features of the front façade shall be incorporated into the rear and side elevations.

5) Building design should be flexible to accommodate resource efficient change over time and permit reuse by other tenants. Highly specialized buildings suitable for only one tenant are discouraged.

6) Buildings should be appropriately scaled to create pedestrian friendly and inviting public spaces.

7) Building entries should be carefully placed in conjunction with the overall pedestrian pathway system.

8) Building elevations should employ awnings, canopies, recesses or arcades to provide shade and shelter, and create architectural interest across the length of the building.

9) Retail buildings should include transparent storefronts and display windows to create visual interest.

10) Small-scaled retail is encouraged along the face or side of larger retail structures to promote diversity and promote a pedestrian scale.

11) Vary exterior building walls in depth and/or direction. Building walls shall exhibit offsets, recesses, or projections with significant depth, or a repeated pattern of offsets, recesses, or projections of smaller depth in a well-integrated composition.

12) Provide architectural interest at the skyline and accentuate appropriate building elements. Vary building height so that a significant portion of the building has a noticeable change in height; or roof forms are varied over different portions of the building through changes in pitch, plane, and orientation.